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Nova Croft
CV5 7EJ

Nova Croft

CV5 7FJ

Nestled in the desirable area of Nova Croft, Eastern Green, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for families, first-time buyers, or investors. The property is conveniently located within easy reach of reputable local schools, shops, and the motorway network, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you are welcomed by an entrance hallway that leads to a lounge/diner, a lovely sun trap conservatory overlooking the garden, a fully fitted kitchen, offering ample space for double ovens, a gas hob, fridge/freezer, and washing machine. This area is perfect for family gatherings and entertaining guests. Additionally, there is a garage and a convenient W/C enhance the practicality of the home.

The first floor boasts three generously sized double bedrooms, one of which features built-in wardrobes, providing plenty of storage space. The family shower room is also well-proportioned, catering to the needs of a busy household, there is also a further separate W/C.

Externally, the property has a lawned garden to the front and side access leading to a

selling quality
property since 1995

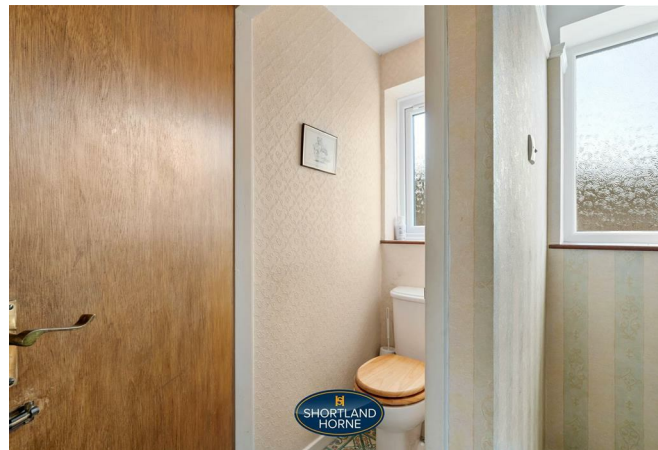
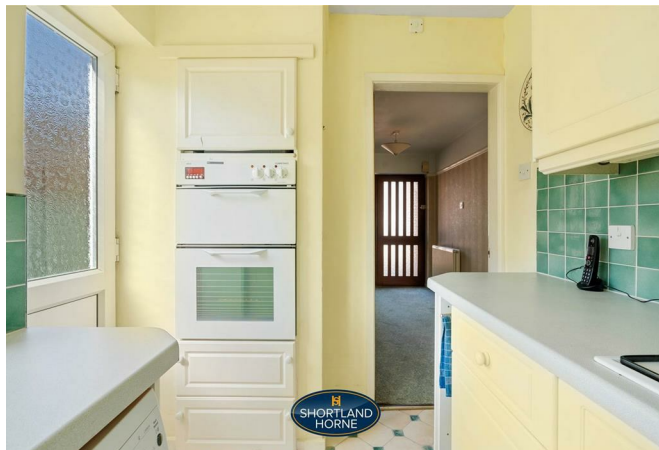
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Dimensions

GROUND FLOOR

Entrance Hallway

W/C

Lounge/Diner

5.11m x 4.85m

Kitchen

2.59m x 2.06m

Conservatory

2.87m x 2.79m

Garage

4.88m x 2.36m

FIRST FLOOR

Bedroom One

4.80m x 2.97m

Bedroom Two

3.40m x 2.97m

Bedroom Three

2.74m x 2.01m

Shower Room

W/C

Floor Plan



Total area: 1026.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shorland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

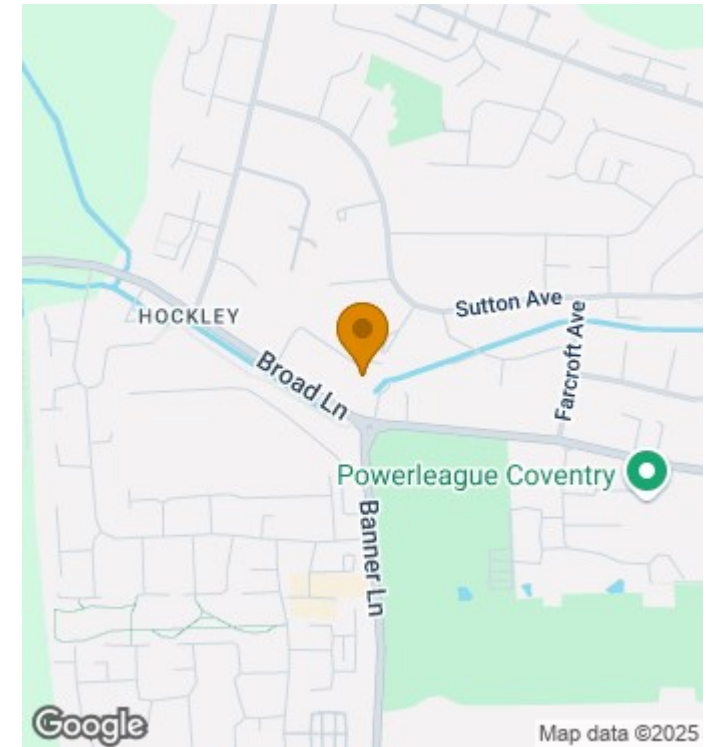
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

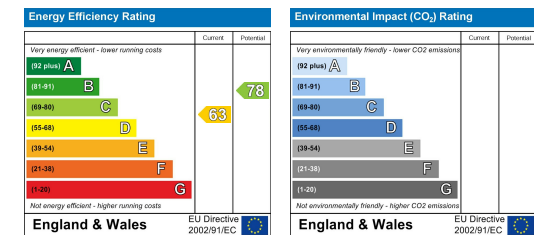
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properlymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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☎ 02476 222 123

✉ lettings@shortland-horne.co.uk 🐦 [@ShortlandHorne](https://twitter.com/ShortlandHorne)

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